

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: September 27, 2021

Time: 7:00 PM

Location: Zoom Cloud

Attendance

PPBC Members: Present: Stuart Chandler, Richard Creem, George Kent, Irwin Silverstein, Gene Voloshin
Absent: Lynne Deninger, Roy Schifilliti

BDCD Staff: Steve Popper (Director of Design and Construction)
Hank Haff (Sr. Project Manager)
Ken Sargent (Sr. Project Manager)
Mike Retzky (Project Manager)

User Representatives: Dan Gutekanst School Superintendent, Emery Grover Study Rep.
Anne Gulati School Finance Director/School Master Plan &
Emery Grover Study Rep.
Carys Lustig DPW Director, Central Ave Storage Rep.

Other Attendees: Joel Bargmann Bargmann Hendrie & Archetype
Barry Dulong Building Maintenance Div.
Steve Gentile Building Maintenance Div.
Beth Greenblatt Beacon Integrated Solutions
Richard Reilly Finance Committee

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on September 21, 2021 as a:

Virtual Meeting on Zoom Cloud Meetings

Meeting ID # 88414728107

<https://us02web.zoom.us/j/88414728107>

with the following instructions:

To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](https://us02web.zoom.us/j/88414728107), click “Join a Meeting” and enter the Meeting ID: 884-1472-8107 Or join the meeting at link: <https://us02web.zoom.us/j/88414728107>

A. Approval of Minutes

The Committee reviewed the minutes from the September 13, 2021 PPBC meeting. Mr. Creem made a motion that the Committee approve the minutes as presented. Mr. Kent seconded the motion. The motion was then voted upon and approved 5 yeas - 0 nays – 0 abstain.

B. Emery Grover Building Study

Dan Gutekanst (School Superintendent), Anne Gulati (School Finance Director), Joel Bargmann (BH+A) and Hank Haff (BDGD) attended the meeting remotely.

Mr. Popper reported that the architect was requested to look at the Emery Grover and Hillside School sites for a reduction in needed program of space and update the estimated costs. The alternatives reviewed were a new building at the Emery Grover site, a new building at the Hillside School site, and renovate the existing Hillside School building for long term use.

Mr. Bargmann indicated that there was likely to be a demolition delay if the Emery Grover building were to be demolished due to its being on the National Register of Historic Places. The updated estimates for the various alternatives with a reduced program of spaces are:

Renovation Option	- Emery Grover Renovation	\$20,875,000
Option 1A	- New Building on Highland	\$21,829,000
Option 6A	- New Building at Hillside	\$22,627,000
Option 6A ¹	- Option 6A with IT	\$26,906,000
Option 6B	- Renovate Hillside with IT	\$27,464,000

There are soil remediation issues at the Hillside site that must be addressed. A fair amount of soil (+/- 6,500 cubic yards) beneath the building would have to be removed and tested which would add time and cost to the construction of the building. A new building at Hillside would require a plenum depressurization system to be isolated from the gasification of the soil. Hillside options 6A' and 6B could accommodate the school IT department and its need for a truck receiving dock.

Mr. Silverstein inquired about the assumption of the soil being treated as contaminated. Previous reports had stated that the upper areas may be within a range where the soils would not have to be sent to a special landfill. Treating on site was another option that had been discussed.

The current building at Hillside is larger than needed. The 1959 addition and the modular classrooms would be removed, and the remaining building gutted and renovated in option 6B. The soil issues would remain constant for all three Hillside options.

Only the EG renovation option would qualify for CPC funding.

Mr. Gutekanst indicated that the School Committee has seen the numbers above but has not discussed them in a public meeting yet. This information is intended to explore every option. If the Hillside site is chosen, what would become of the Emery Grover building? The Emery Grover building is conveniently and centrally located and as a historical building and is eligible for CPC funding. The study reaffirms that there is a good plan in place.

Mr. Greis indicated that the School Committee has been firm and clear that the Emery Grover building is the right place for the school administration and operations. The new information does not offer anything that would change this opinion. All avenues have been explored.

Enough information has been collected to release to the Select Board, Finance Committee and School Committee to decide on funding for the first design phase. The study is complete and comprehensive. The choice can be defended at Town Meeting.

At the next meeting the Committee will review and make a formal statement. A report from the Working Group would also be helpful.

Mr. Chandler made a motion that the Committee approve the following Professional Services Supplement for additional services:

Bargmann Hendrie + Archetype	PSS #3	\$ 20,000.00
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve the following invoice for payment:

Bargmann Hendrie + Archetype	PSS #2 services	\$ 10,000.00
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Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

Shown on screen: Alternatives memo from BH+A

C. Central Ave Storage/Jack Cogswell Building

Carys Lustig, Barry Dulong, Steve Gentile (DPW), Beth Greenblatt (Beacon Integrated Solutions) and Hank Haff (BDCD) attended the meeting remotely.

Mr. Haff reported that the Select Board is in favor of the Power Purchase Agreement (PPA) option for solar at the site. There is a wrinkle with solar at the site. The Jack Cogswell building is on the same site as an existing solar array asset. There is net metering single parcel rule. It is possible that the Town can apply for an exemption which would be a 6 to 12-month process. The SMART application would have to be revised.

The PPA option requires no up-front capital and there is a provision for an early buyout option. The return of money to the Town is lower with this option.

Ms. Lustig indicated that the Town is looking at the electric vehicle market. There are two Ford Fusion electric vehicles in the fleet and when larger vehicles become available the Town will consider these.

A warrant article has been written for a PPA for the Town Meeting. Remaining funds on the project of approximately \$2.2M could be rescinded at the May 2022 ATM.

Mr. Chandler made a motion that the Committee approve the following invoices for payment:

Beacon Integrated Solutions	August Services	\$ 511.88
Eversource Electric	Eng. & Design Serv	\$ 4,718.00

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Shown on screen: Estimated net metering summary, Summary of Estimated Financial options & Environmental Attributes

D. Mitchell School Project Closeout

Mike Retzky (BDCD) attended the meeting remotely.

Mr. Retzky reported that the final invoice from Dore & Whittier has been received. The Conservation compliance review is complete and the signed document from the Conservation Commission should be received soon.

Mr. Chandler made a motion that the Committee approve the following invoice for payment:

Dore & Whittier	September Services	\$ 588.50
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain.

Mr. Dulong indicated that his department has been dealing with a refrigerant issue with the BARD units in the modular classroom area. A leak was found recently in one of the units and fixed after the warranty period. He would like the Committee to consider reimbursing the department for these expenses. The Committee agreed to reimburse those expenses.

Mr. Retzky indicated that the project is complete subject to reimbursing the expenses identified by Mr. Dulong.

Mr. Chandler made a motion that the Committee rescind the remaining funds for the Mitchell Classroom project subject to reimbursing the funds identified by Mr. Dulong. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously – 5 yeas – 0 nays – 0 abstain.

Shown on screen: Updated budget

E. Other Business

Ridge Hill Demolition

Richard Reilly (Finance Committee), Mike Retzky (BDCD) attended the meeting remotely.

Mr. Retzky reported that he met with the Finance Committee, Kate Fitzpatrick and David Davison to review the estimated demolition costs. The concern was that the cost was too high. It was agreed to reduce the contingency amounts which dropped the estimate to \$603,091. The warrant article will ask for \$600,000. Mr. Reilly indicated that the Finance Committee does not want to raise the tax levy if the actual costs were not known. If extraordinary costs arise, they will be able to fund them out of reserve funds within a short period of time.

If the article is approved at the October 2021 STM the project can begin in approximately nine months from now.

Shown on screen: Updated cost estimate

Mike Retzky leaving the BDGD

Mr. Retzky announced he accepted the position of Division Superintendent of Water, Sewer and Drains for the Town and will be leaving the Building Design & Construction Department on October 1, 2021. He thanked the Committee and department for giving him their support and the opportunity to work for the department. The Committee thanked him for his service in the department.

Mr. Sargent is in a position to handle the remaining project management work at Fire Station 2. Mr. Retzky will be available to answer any questions.

Department News

Mr. Popper mentioned that he plans to retire in mid-November of this year. There are a lot of balls in the air for the department. Mr. Haff is involved with the School Master Plan, Emery Grover, Solar at the Jack Cogswell building and the towns climate action plan. Mr. Sargent will be involved with the Ridge Hill demolition and any work at Hillside as well as closeout on the Public Safety Complex & FS2 project. The department is planning on issuing an RFQ for on-call project management services in the near future.

Mr. Dulong would like the Committee to consider setting aside money for issues in new buildings that arise after the warranty period is over. Mr. Chandler indicated that the Committee will discuss building turnover at a future meeting.

F. Adjournment

The meeting was adjourned at 9:22 PM.

The next PPBC meeting is scheduled for Monday, October 12, 2021 at 7:00 PM, as a Virtual Meeting on Zoom Cloud Meetings.

These minutes are intended to convey the content of the discussions at the Committee meeting. If no comments are received by the next meeting, they will go to file as part of the permanent Committee record.